

WARRANTY DEED

008837

KNOW ALL MEN BY THESE PRESENTS,

NO TRANSFER
TAX PAID

That I, MARIA VIRGINIA CURTIS, Personal Representative of the estate of James R. Carey, late of Fairfield, in the County of Somerset, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by MARIA VIRGINIA CURTIS, of Fairfield, in the County of Somerset, and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said MARIA VIRGINIA CURTIS, her heirs and assigns forever,

A certain lot or parcel of land situated in said Waterville, bounded and described as follows, to wit:

Beginning at a point in the northerly line of Spruce Street at the southeast corner of land now or formerly of David Goodenough; thence running easterly on said Spruce Street fifty feet (50'); thence running northerly at right angles with the northerly line of Spruce Street to land now or formerly of M. Frye; thence running westerly on land of the said Frye fifty feet (50') to land of said Goodenough; thence running southerly on land of said Goodenough to the place of beginning, being lot numbered 31 on said Spruce Street.

Meaning and intending hereby to convey the premises acquired by James R. Carey be deed of Larry Grenier and Ruth M. Grenier dated December 8, 1957, and recorded in the Kennebec County Registry of Deeds in Book 1457, Page 896. James R. Carey died on November 16, 1987. The purpose of this deed is to convey all the right, title and interest in the aforescribed property in pursuance of the will of the late James R. Carey duly probated in and for the Kennebec County Probate Court.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said MARIA VIRGINIA CURTIS, her heirs and assigns, to her and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will Warrant and Defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said MARIA VIRGINIA CURTIS, Personal Representative of the estate of James R. Carey, have hereunto set my hand and seal this 12th day of May, in the year of our Lord one thousand nine hundred and eighty-eight.

Signed, Sealed and Delivered
in the presence of:

Natalie P. Bragg

Maria Virginia Curtis
Maria Virginia Curtis, Personal
Representative of the estate of
James R. Carey

STATE OF MAINE
KENNEBEC, ss.

Dated: May 12, 1988

Personally appeared the above named MARIA VIRGINIA CURTIS, as Personal Representative of the estate of James R. Carey, and acknowledged the above instrument to be her free act and deed in her said capacity.

Before me,



Natalie P. Bragg
Notary Public
Print Name: Natalie P. Bragg
My Commission Expires: 12-18-94

RECEIVED KENNEBEC SS.

1988 MAY 17 AM 9:00

WITNESSED: Thomas Charles Jones
REGISTER OF DEEDS